

Weare Conservation Commission
Minutes
September 10, 2003

Meeting commenced at 7:05 P.M.

In attendance were: Tom Carr, Andy Fulton, Pat Myers, Mike Manna, Ellen Dokton, and John Ciampi.

1) August minutes – John Ciampi read the draft version of August 13th minutes. The changes proposed include: in #1, line 4, “wetland setback” shall be changed to read “width of land”; on 2nd page, top paragraph, 3rd line, “Schauer Environmental” shall be changed to its correct spelling; in # 9, 1st line, “Schauer Environmental” shall be changed to its correct spelling. Andy made motion to accept minutes as revised, and Mike 2nd. All voted to accept minutes as amended.

2) Chase Park - has applied for a standard wetland application. Members present perused the applicable maps which outlined a proposal to fill in erosion and to layer in gravel along the shoreline in order to prevent future erosion, apparently caused by boat wakes. The application proposes 1000 sq. ft. of wetland impact and also includes about 1000 linear feet of shoreline. Rip-rap is the intended aggregate. Commission consensus approves of the proposed project; however, it concludes that ultimate discretion of plan implementation be decided by D.E.S. Pat Myers commented that since boat wake is the fundamental culprit, why couldn't some type of boom be strategically positioned offshore to help absorb the force of the waves? Also Pat stated that there doesn't seem to be a limit on boat size, nor on speed limits. Mike mentioned that he knows of booms that have been used to reduce wave impact, caused by wind driven churn, to create smooth water on the opposite side. Andy commented that he prefers to address the root cause of this issue, the origination of the water churn, as an ultimate fix, rather than a short term strategy of periodic shoreline repair. John put forth the idea of some type of stone jetty, or breaker, to help remedy this problem, but the Commission felt this would create an even greater wetland impact than originally proposed. In conclusion, Tom will recommend to DES that they address the primary cause of this problem, boat wake, and to ask DES if there is a state agency that can regulate boat traffic in the area of Chase Park.

3) Duck Pond subdivision – previously submitted to ZBA to obtain a wetland exemption for three different roadway impacts, as stipulated in the zoning regs, article 28, section 7. At this time, this exception has not been approved by ZBA, and also has been tabled by the Planning Board. This proposal was presented to the Commission at this time as an update and the Planning Board will review this proposal at their 9/25 work session.

4) Paul Morin – Tom reviewed Paul's visit at last month's WCC meeting for the sake of Ellen and Pat who were not present. Tom also reiterated Paul's conception of non-buildable land (less than 75% of minimum buildable area) that there won't be setback limits delineated on the site plan. Paul has asked the Commission to discuss and make comment how to visualize this concept on the site plans. Pat suggested hatching the setback limitations on the non-conforming

portions of the property. Tom plans to summarize this evening' discussions on this issue along with Paul's previous allowable buildable land concept, and send it to the members at a future date.

5) **Study groups** – Paul Morin and the Planning Board have assembled study groups to research the effects which recent population and development growth in the area may have on various local entities such as environment and wildlife, schools and education, historic institutions, financial matters, athletics and recreation. The areas of study will be staggered so Paul will be able to attend and oversee the progress of this program. Tom encouraged Commission members, if interested in any area of study, to contact Paul Mori

6) **James Coughlin** – no longer needs a special exception for a wetland impact. Due to the efforts of Paul Doshier and Gordon Russell, the proposed crossing of Breed Brook has been negated. Going a step further, Mr. Coughlin has reduced some of his lots in size and number, encouraging bob-a-link habitation. Tom mused about writing a letter to ZBA suggesting that Mr. Coughlin should be commended for his due diligence, cooperation, and responsible manner in which he has developed this subdivision.

7) **Wetland Bureau Actions** – Bill Boivert, subdivision on S. Stark Highway, was approved to access 4 lots of a 5 lot subdivision, using 2 common driveways; Rosedale Contracting, working on Hodgedon Rd., was approved to construct a bridge over Peacock Brook; Chris Bolton, on S. Stark Highway, has continued to monitor the logging damage caused by Reganold Lyons, and which was reported by Mr. Bolton to DES; Meadow Dr., application submitted by Dejardon, and was received complete to DES, is now waiting for final approval.

8) **Wood Property Update** – title search has come up clean and has been appraised in the range of \$160 - \$170 K. The Wood family is currently reviewing this appraisal. The next step of this deal is to meet with the Wood family and verbally agree on a price, and then present the proposed price to the selectmen and also inform them how much has been spent to date which would include cost of public notification, appraisal and deed search. The legal purchase and sales agreement should finalize this transfer of property.

9) **2004 Budget** – needs to be submitted by Oct. 1. Proposed budget for the year 2004 is as follows:

Photo & maps-----	\$10.
Training and seminar-----	\$245.
Dues-----	\$250.
Mileage-----	\$20.
Photo copies-----	\$15.
Postage-----	\$20.
Misc.-----	\$175.
Books & updates-----	\$20.
Office supplies-----	\$50.
Telephone-----	\$10

Total proposed is \$815. Pat Myers made motion to approve this budget as proposed. Andy 2nd. All members present voted to accept the budget as proposed. Pat suggested to the Commission that it hire an office person who is already employed by the town as part time help and who

would do general office work, file papers, and communicate with the other departments. Tom feels there is no need at this time for such a position. Andy forwarded a proposal to solicit a John Stark student to be involved in technical assistance such as mapping or doing research. Discussion continued along this vein for a while, however, not finalizing in consensus

10) Grants – John suggested contacting the local community relations officer at PSNH in order to attend a meeting of the Commission so that she may explain the “nuts and bolts” makeup of their grant program. Another grant that was brought to Tom’s attention by town coordinator Bob Christenson is the Land and Water Conservation Fund which Tom feels would apply to the Wood property acquisition. It is estimated that \$1M will be proportioned as N.H.’s share of total funding. Submittal must be no later than Nov. 7. Projects must be for outdoor activities, including open space, conservation and scenic areas. LWCF is based on a 50/50 reimbursement plan. There is a ceiling of \$100,000 per project. The project must be approved by the local legislative authority which may involve warrant article inclusion. Pat gave her nod to work with Mr. Christenson to try and apply this grant to the Wood property.

11) Capital Improvements – general consensus on the issue was uncertainty how to work with this program. Over all, the members felt that this fund is more suitable to departments such as police, fire, highway department, etc. Tom suggested that we speak with Naomi or Mr. Christenson on this matter to clarify how this program can best help the Commission.

12) Conservation Fund – the conservation fund balance as of this evening is \$309,643.83.

13) Consolidating Conservation Land – after the Wood property is finalized, Tom would like to consolidate on map all the conservation areas in town. He has asked SPNHF and PWA for assistance, and SNHPC may be able to provide data also.

14) Monitoring – Mike Manna has volunteered to site monitor the Ferrin Pond easement, John Ciampi has agreed to monitor Collings Ledge, Tom Carr has volunteered to monitor Kingsbury and Toby Hill conservation lands, and Pat Myers has chosen the Craney Hill property.

15) Conservation Room – Bob Christensen has indicated to the Commission that the Conservation room needs to be tended to and things sorted. Tom and Pat have agreed to spend up to 3 hours filing loose material, sorting through accumulated paraphernalia, and arranging what is deemed “keep able”, and anything else can go to other departments, be discarded, or sold.

16) Adjournment – John made motion to adjourn and Andy 2nd. All voted to adjourn. 9:50 PM adjournment.

Respectfully submitted,

John Ciampi

cc: town clerk

BOS

Commission files